



**JAMES
ANDERSON**



TO LET

Lambourn House, Mortlake, SW14

£2,500 Per Month

Per Month

This stunning two double bedroom apartment has been refurbished to a high standard. The property benefits from a very spacious open plan kitchen living area, with large windows offering lots of natural light throughout. The kitchen has plenty of worktop space and integrated appliances. The large principle bedroom has built in wardrobes and is adjoined by an en-suite bathroom, complete with bathtub and separate walk in shower. The second bedroom is also a large double and has ample storage built in. The main family bathroom also provides a separate bathtub and shower cubicle. The property is within close proximity to East Sheen town centre with its array of shops, cafes and restaurants and moments from Mortlake train station.



Two Double Bedrooms



Two Bathrooms



Unfurnished



Open Plan Kitchen



EPC C | Council Tax Band C | Holding Deposit £634.61



Moments from Mortlake Station



Close to Thomson House



Opposite Mortlake Green



New Build Apartment



Deposit £2884.61 | Minimum Term 12 Months

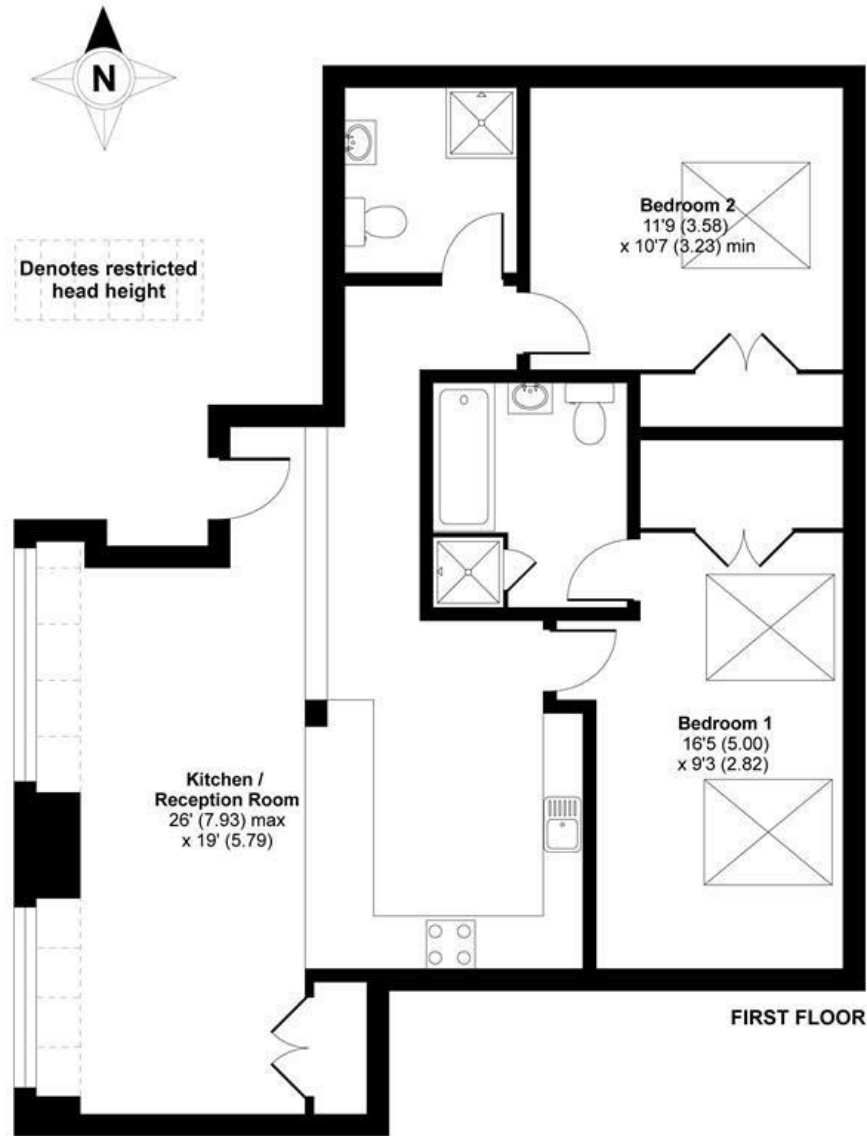


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 876 6611

Lambourn House, Mortlake, SW14

APPROX. GROSS INTERNAL FLOOR AREA 862 SQ FT 80 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	69
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		72	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

